



CITY OF REDMOND
Engineering Department

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PRE-DEVELOPMENT REVIEW

TO: REDMOND PLANNING DIV./COMMUNITY DEVELOPMENT DEPT.

FROM: DAVID PILLING, *Development Lead/Engineering Dept.*

DATE: September 27, 2005

SUBJECT: **Single Family Dwellings, Jim Haney**
Tax Map 15-13-20AB, Tax Lot 3600 & 3602

Subject property located south of SW Pumice Ave. and east of 27th Street. The Engineering Dept. provides the following recommendations based on the submitted pre-development application:

1. Streets:

SW 27th Place is currently an unimproved thirty (30) ft. right-of-way adjacent to subject property which provides the only apparent access to public right-of-way. This street shall be improved as required by Redmond Fire & Rescue for adequate emergency access and turnarounds.

2. Water: City water is currently not available to subject properties. Existing six (6) inch City water main located in Pumice Ave. at 27th Place north of subject property. Existing eight (8) inch City water main located in Quartz Ave. at 27th Place south of subject property.

A) Connection to City water shall be required for each new single family dwelling. Therefore, a public water main extension shall be required along 27th Pl. from the existing water main in Pumice Ave. to the south boundary of tax lot 3602. The minimum pipe size for City water main shall be eight (8) inch, unless larger size is needed to meet fire flow requirements. All public water mains shall terminate with a fire hydrant.

B) A single separate water service conforming to City standards with meter located at the property-right-of-way line shall be required for each tax lot/parcel. Duplex lots require a separate meter for each unit. A City approved backflow prevention device shall be required for any residential service larger than one (1) inch and for all irrigation systems. Water services to be installed with the required main extension.

C) Fire flow, fire hydrant/service locations and/or international fire code requirements to be determined by Redmond Fire & Rescue.

3. Sewer: City sewer is currently not available to subject properties. Existing eight (8) inch City gravity sewer main located in Quartz Ave. at 27th pl. south of subject property.

A) Connection to City sewer shall be required for each new single family dwelling. Therefore, a public gravity sewer main extension shall be required along 27th Pl. north from the existing sewer main in Quartz Ave. for service to each tax lot/parcel as existing topography allows. However, please note that the City is currently planning to extend the eighteen (18) inch gravity sewer trunk main identified as the West Side Interceptor Line (WSIL) in the City's Wastewater Master Plan through this area in the near future. In fact, the location of the WSIL along 27th Pl. adjacent to subject properties is being contemplated. If this were occur, sewer service would be made available to both tax lots/parcels.

B) A single separate sewer service and cleanout shall be required for each tax lot/parcel. Single family residential lots require a separate four (4) inch sewer service. Residential duplex lots require a separate four (4) inch service for each unit, or one six (6) inch service per duplex.

4. Site Drainage: All site drainage shall be maintained on site and shall not drain onto public streets, irrigation laterals or neighboring properties.

Please note that these comments are preliminary to any final recommendation and are subject to change. The Engineering Dept. will officially respond when application for this proposed development is made.